

**PRELIMINARY AGENDA
PLANNING AND ZONING COMMISSION MEETING
DECEMBER 10, 2018
5:00 P.M.**

ROLL CALL

APPROVAL OF THE MINUTES

1. November 13, 2018

RULES FOR CONDUCTING PUBLIC HEARINGS

Applicant and applicant representatives for the proposal will speak first for a period not to exceed 15 minutes.

Those members of the public desiring to speak on a particular item should refer to a meeting agenda and fill out a request to speak form indicating which item they wish to speak on and place it in the designated location prior to the meeting. Once the item is announced, each person's name who has filled out a form will be called on to speak. Proponents will speak, then the opponents. Each speaker will not be allowed more than three minutes. The speakers are requested to limit their remarks and to avoid duplication in their presentations.

Applicant will be allowed a total period of five minutes for rebuttal.

Items placed on the Consent Agenda by the Planning Commission Staff will not have time allocated for speaking, unless there is a member of the public present at the meeting who wishes to speak on the item.

CONSENT AGENDA

CONSENT - ITEMS FOR WITHDRAWAL

None

CONSENT - ITEMS FOR DEFERRAL

None

CONSENT - ITEMS FOR APPROVAL

None

REGULAR AGENDA: ITEMS REQUIRE COUNCIL APPROVAL

- 2. PA-16-18 14210 Perkins Road (Deferred from October 15 by the Planning Commission)** To amend the Comprehensive Land Use Plan from Residential Neighborhood to Mixed Use Arterial on property located on the south side of Perkins Road, to the west of Brookehollow Drive, on an undesignated lot of the Alvie H Gardner Tract. Section 38, T8S, R1E, GLD, EBRP, LA (Council District 3-Loupe) [Application](#) *Related to the next item*
- 3. Case 70-18 14210 Perkins Road (Deferred from October 15 by the Planning Commission)** To rezone from Rural to General Office Low Rise (GOL) on

property located on the south side of Perkins Road, to the west of Brookehollow Drive, on an undesignated lot of the Alvie H Gardner Tract. Section 38, T8S, R1E, GLD, EBRP, LA (Council District 3-Loupe) [Application](#)
Related to the previous item

4. **PA-20-18** **7522, 7544, 7566, 7588, Siegen Lane and 7599 Goldfinch Drive** To amend the Comprehensive Land Use Plan from Residential Neighborhood to Regional Center on property located on the west side of Siegen Lane, to the south of Interstate 10, on Lots 4 thru 7 and Lots 47 and 48 of the Audubon Terrace Subdivision, First Filing. Section 55, T8S, R1E, GLD, EBRP, LA (Council District 11-Watson) [Application](#) ***Related to the next item***
5. **Case 81-18** **7544, 7566, 7588, Siegen Lane and 7599 Goldfinch Drive** To rezone from Single Family Residential (A1) to General Office Low Rise (GOL) on property located on the west side of Siegen Lane, to the south of Interstate 10, on Lots 5 thru 7 and Lots 47 and 48 of the Audubon Terrace Subdivision, First Filing. Section 55, T8S, R1E, GLD, EBRP, LA (Council District 11-Watson) [Application](#) ***Related to the previous item***
6. **PA-21-18** **7400-7500 Thrush Drive and 9835, 9815, 9743, 9733, 9723, 9713, 9671, and 9661 Tanager Drive** To amend the Comprehensive Land Use Plan from Residential Neighborhood to Regional Center on property located on the north side of Thrush Drive and north side of Tanager Drive, to the south of Interstate 10, on 11.374 UDN tract and Lots 130 thru 137 of the Audubon Terrace Subdivision, Second Filing. Sections 55 and 60, T8S, R1E, GLD, EBRP, LA (Council District 11-Watson) [Application](#) ***Related to the next item***
7. **Case 82-18** **7400-7500 Thrush Drive** To rezone from Single Family Residential (A1) to General Office Low Rise (GOL) on property located on the north side of Thrush Drive, to the south of Interstate 10, on 11.374 UDN tract of the Audubon Terrace Subdivision, Second Filing. Section 55, T8S, R1E, GLD, EBRP, LA (Council District 11-Watson) [Application](#) ***Related to the previous item***
8. **PA-22-18** **15694 and 15696 Old Scenic Highway** To amend the Comprehensive Land Use Plan from Industrial to Residential Neighborhood on the east side of Old Scenic Highway, north of Groom Road, on a 350 acre parcel of the Goidie House Kizer property. Section 76, T5S, R1W, GLD, EBRP, LA (Council District 2- Banks) [Application](#)
9. **PA-23-18** **6190 Greenwell Springs Road** To amend the Comprehensive Land Use Plan from Mixed Use Arterial to Employment Center on property located on the southwest quadrant of Greenwell Springs Road and Williamson Street, to the east of North Ardenwood Drive on Lot 10, Smiley Heights Subdivision. Section 74, T7S, R1E, GLD, EBRP, LA (Council District 6- Collins-Lewis) [Application](#) ***Related to the next item***
10. **Case 86-18** **6190 Greenwell Springs Road** To rezone from Heavy Commercial (C2) to Light Industrial (M1) on property located on the southwest quadrant of Greenwell

Springs Road and Williamson Street, to the east of North Ardenwood Drive on Lot 10, Smiley Heights Subdivision. Section 74, T7S, R1E, GLD, EBRP, LA (Council District 6- Collins-Lewis) [Application](#) *Related to the previous item*

11. TA-7-18 **Chapter 2, (Administration) (Deferred from October 15 by the Planning Director)** To establish Chapter 2, defining the authority of the Planning Commission, the Board of Adjustment, and the Historic Preservation Commission.
12. TA-8-18 **Chapter 3, (Processes) (Deferred from October 15 by the Planning Director)** To repeal Chapters 3, Administrative Mechanisms, and 19, Amendments, and replace them with Chapter 3, Processes, updating Planning Commission and Historic Preservation Commission processes into a single chapter and providing for common notice provisions.
13. TA-10-18 **Chapter 20, (Definitions)** To remove “Marijuana cultivation” from being allowed as an agricultural use.
14. Case 79-18 **Character Areas** To revise the Official Zoning District map to revise the Downtown, Urban/Walkable, Suburban, and Rural Character Areas.
15. Case 83-18 **6500 Lake Mary Drive** To rezone from Single Family Residential (A1) to Rural on property located on the north side of Groom Road, to the west of Plank Road, on Tract W-3 of the Eric W. Day Estate. Section 29, T5S, R1E, GLD, EBRP, LA (Council District 1-Welch) [Application](#)
16. Case 84-18 **10900 - 12000 UND Mead Road** To rezone from Light Commercial (C1) to Heavy Commercial (HC1) on property located on the south side of Mead Road, to the west of Sherwood Forest Boulevard [Application](#)
17. Case 85-18 **18330 Jefferson Highway** To rezone from Rural to Town House (A2.5) on property located on the southwest side of Jefferson Highway, to the [Application](#) *Related to the next item*
18. S-12-18 **Jefferson Place South Townhomes**
[Application](#) *Related to the previous item but requires Planning Commission approval only*
19. SPUD-2-18 **Valencia Park** A proposed multi-family residential development located north of Gayosa Street, south of Spanish Town Road, east of North 14th Street, and west of North 15th Street, on Lots 1 thru 5 and 7 thru 11, of the Suburb Gracie Subdivision. Section 71, T7S, R1W, GLD, EBRP (Council District 10 - Wicker) [Application](#)

REGULAR AGENDA: ITEMS REQUIRE PLANNING APPROVAL ONLY

20. TND-1-07 **Rouzan Phase 5, Revision 3** [Application](#)

21. **PUD-5-07 The Grove, Final Development Plan** [Application](#)
22. **PUD-4-10 Baton Rouge Metro Airport, New Aircraft Fuel Facility** [Application](#)
23. **PUD-1-94 Home 2 Suites by Hilton , Ctiplace Final Development Plan** A proposed hotel on property located on the north side of Interstate 10, south of CitiPlace Court, on Lot C of the CitiPlace Subdivision. Section 93, T7S, R1E, GLD, EBRP, LA (Council District 12-Freiberg) [Application](#)
24. **CUP-9-18 General Assembly of Baton Rouge (420 Staring Lane) (Deferred from September 17 by Councilmember Freiberg and from October 15 by the Planning Commission)** Proposed addition to a residential structure on an existing religious institution site located east of Staring Lane, south of High Point Road, and north of Kingcrest Parkway, on Lots 25 and 26, of the Staring Plantation Subdivision. Section 67, T8S, R1E, GLD, EBRP (Council District 12 - Freiberg) [Application](#)
25. **CUP-10-18 5588 Hooper Road** A proposed service and repair shop located on the south side of Hooper Road, east of Plank Road, and west of Mickens Road, on Lot 13 of the Monterey Subdivision. Section 89, T6S, R1E, GLD, EBRP, LA (Council District 5-Green) [Application](#)
26. **S-4-18 East Point Subdivision, Revision 1** A proposed revision to a subdivision of property located on the west side of East Catalina Drive, south of Sugar Land Drive, on a 29.197 Acre Tract of the Sugar Mill Ridge, Inc. Property. (Council District 5-Green) [Application](#)
27. **S-5-18 Lake Haven** A proposed subdivision of property located on the east side of Old Scenic Highway [Application](#)
28. **SS-7-18 Tomie Kendrick Property (Deferred from November 13 by the Planning Director)** A proposed small subdivision with a private street on property located on the west side of Liberty Road and south of Stoney Point Burch Road, on Tract B-1-A-1-A-1-A of the Tomie Kendrick Property. (Council District 1-Welch) [Application](#)
29. **SS-8-18 Henry Rivers Property (Deferred from October 15 by the Planning Director and from November 13 by Councilperson Welch)** A proposed small subdivision with a private street on property located on the east side of Samuels Road and south of Flonacher Road, on a 9.211 Acre Tract of the Henry Rivers Property. (Council District 1-Welch) [Application](#)
30. **SS-9-18 Commercial Avenue Extension (Deferred from November 13 by the Planning Director)** A proposed commercial subdivision of property located on the north side of Commercial Avenue, on Tracts X-1-B-1-A, X-1-B-2-A, X-4-A, X-5, and the Laurence Brook Tract. (Council District 9-Hudson) [Application](#)

COMMUNICATIONS

DIRECTOR'S COMMENTS

COMMISSIONERS' COMMENTS

ADJOURN